



This newly developed three bedroom, split-level property with landscaped garden is located on Wandsworth Bridge Road in the heart of the ever popular Sands End area of Fulham.

Entering on the lower ground floor, the first double bedroom is to the front of the property. This room has parquet flooring and large windows that let in plenty of natural light. There is a shower room on this floor with feature floor tiling and modern fittings.

To the rear of this level is the reception/kitchen. The beautiful parquet flooring continues throughout this area, there is an exposed brick wall, side return with sky lights and stylish pendant lights. The hand built timber kitchen has sleek designed fronts, marble tops, integrated Bosch appliances as well as a large island and breakfast bar. There are glass panelled metalwork doors that lead out to the landscaped, lawned garden which is a wonderful space to entertain.

Up the stairs to the first floor are the two remaining double bedrooms, both benefitting from large sash windows and spot lighting. There is also a full family bathroom with a standalone bath and modern shower.

Perfectly situated for the popular amenities around Parsons Green and South Fulham, including the cafés and restaurants on the Wandsworth Bridge Road itself, the Harbour Club, the Hurlingham Club and South Park. Transport links are also easily accessible; Imperial Wharf, Parsons Green, Fulham Broadway and Wandsworth Town stations are all within walking distance and the bus routes close by lead towards Clapham Junction, Chelsea, Shepherds Bush, and High Street Kensington.





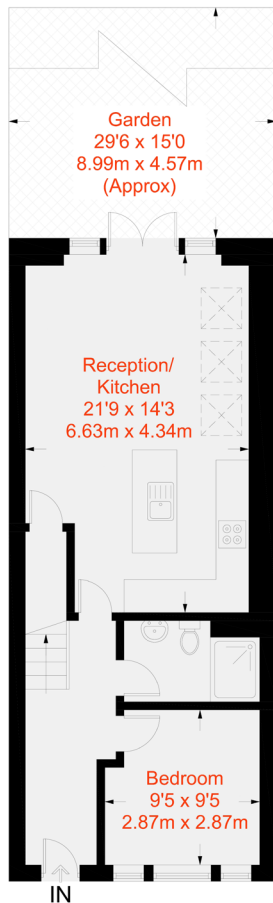




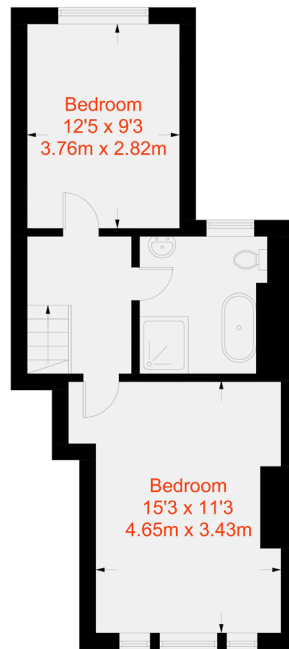




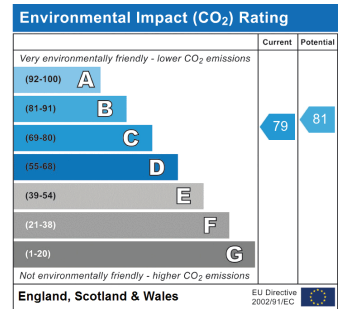
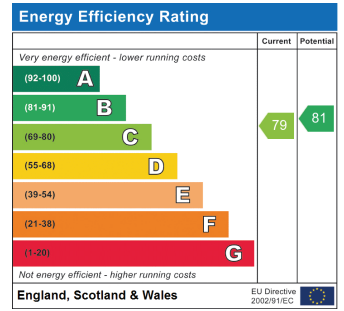
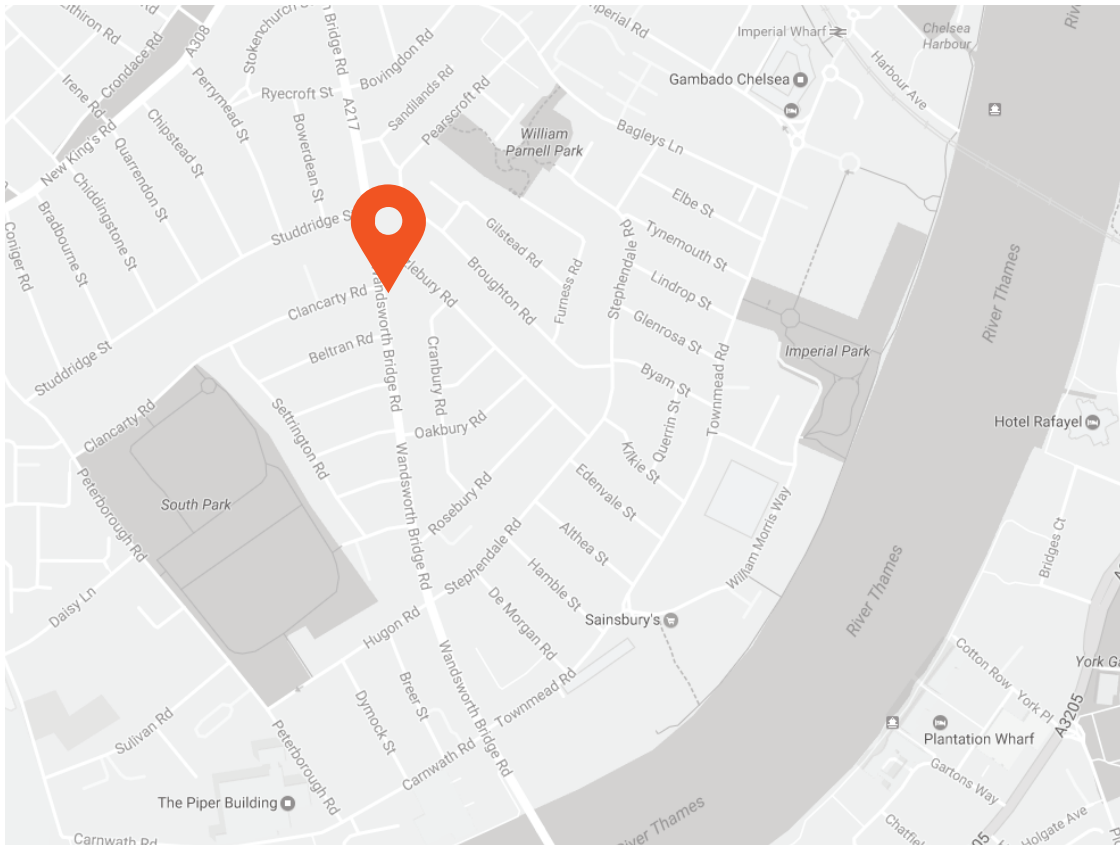
Approximate Gross Internal Area = 964 sq ft / 89.5 sq m



Lower Ground Floor  
532 sq ft / 49.4 sq m



Raised Ground Floor  
432 sq ft / 40.1 sq m



This recyclable brochure has been produced in good faith to give a general guide. We have not undertaken a structural survey, nor have we tested the services or appliances. All measurements are approximate and the lease details where applicable must be confirmed by the solicitor. Brochure prepared by Colourbrush.

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#### Transport Links

- Parsons Green (0.7 miles)
- Fulham Broadway (0.7 miles)
- Imperial Wharf (0.8 miles)

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